CITY COUNCIL WORK SESSION

SEPTEMBER 20, 2022

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Tuesday, September 20, 2022, at 3:00 p.m.

The meeting was broadcast live on Spectrum Channel 16; AT&T U-Verse Channel 99; and online at http://mckinney.legistar.com.

Mayor George C. Fuller called the meeting to order at 3:01 p.m. upon determining a quorum of himself and the following City Council Members were present: Justin Beller, Geré Feltus, Rick Franklin, Charlie Philips, and Patrick Cloutier.

Mayor Pro Tem Rainey Rogers was absent.

City of McKinney Staff Present: City Manager Paul Grimes Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, City Secretary Reporting & Accreditation Specialist Edith Ruiz, City Secretary Administrative Assistant Blenda Sims, Investment & Treasury Manager Kelvin Bryant, Assistant Police Chief Joe Ellenburg, Assistant Director of Public Works Paul Sparkman

There were four (4) members of the public present, including McKinney Community Development Corporation (MCDC) member David Riche.

Mayor Fuller called for the Executive Session at 3:02 p.m., in accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- Chestnut Water Tower
- JPI Real Estate Acquisitions, LLC

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

A quorum of the City Council returned to the open work session at 5:08 p.m. with the following members present: Mayor George C. Fuller, and Council Members Justin Beller, Geré Feltus, Rick Franklin, and Patrick Cloutier. No action was taken on the items discussed in Executive Session.

Council Member Charlie Philips returned to the work session at 5:13 p.m. during discussion of work session item #22-0863.

Mayor Fuller called for Public Comments on agenda items at which time there were no requests to address the City Council.

Mayor Fuller called for discussion of the agenda items for the City Council Regular Meeting to be held on Tuesday, September 20, 2022, at 6:00 p.m. at which time there was no discussion.

Mayor Fuller called for the following Work Session items:

22-0862 Update on Request for Qualifications for Future Affordable Housing Development Utilizing Public Private Partnership with the McKinney Housing Finance Corporation

22-0863 Update on Redistricting Process

22-0864 Discussion Potential 2023 Bond Election & Bond Committee

The presentation not included on the agenda for this item is included in these minutes as *Appendix A for Agenda Item #22-0864, Bond Election Presentation*.

Mayor Fuller called for Council Liaison Updates regarding various Boards & Commissions at which time there were no comments.

Council unanimously approved the motion by Council Member Geré Feltus, seconded by Council Member Patrick Cloutier, to adjourn the work session at 5:39 p.m.

The video recording of this meeting is available online through the City of McKinney video archives. These minutes were approved by the City Council on October 3, 2022.

SIGNED:

_____
GEORGE C. FULLER, Mayor

ATTEST:

_____
EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary

Potential 2023 Bond Election Discussion

Unfunded Project Areas & Bonding Capacity

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Preliminary Unfunded Projects & Capacity

Estimated Total Unfunded:

- $477,360,000

Major Unfunded Projects:

- Airport Eastside Development & Infrastructure
- Parallel Taxi Way – East Side of RWY 18-36
- Taxi Lane A Realignment & Rehabilitation
- Municipal Court Facility – New Construction
- Future Fire Stations – Land Purchases and Construction
- $130M+ in Streets

10-year Bonding Capacity:

- $687 Million (Assumes Level I&S Tax Rate)

Proposed Timeline & Next Steps

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Potential Bond Program Calendar

September 6th
- Staff Presentation to Council

September 20th
- Council Discusses Bond Committee Composition

September 27th
- Council Appoints Bond Committee

October – November
- Staff Works With Bond Committee
- Bond Committee Establishes Recommendations

Dec '22 – Feb '23
- Bond Committee Recommendation Presented to Council
- City Council Calls for May 2023 Bond Election

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Establishment of Bond Committee

- City Council Appointed
- Recommended Committee Structure
  - Community Stakeholders
  - Government/Regional Stakeholders
  - Business & Industry
  - Development & Infrastructure
  - Finance
- Regularly Scheduled Working Meetings
  - Staff to Present Various Project Needs
  - Open to the Public

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Proposed Bond Committee Meeting Dates

- Wednesday, October 12th
  - Review of Unfunded Projects
  - Review of Current Debt Status
  - Review of Estimated Debt Capacity
- Wednesday, October 26th
  - Presentation from Bond Counsel
  - Break into Subcommittees for Discussion
  - Subcommittees Appoint Chair
- Wednesday, November 9th
  - Subcommittee Chairs Report on Discussions
  - Final Edits/Considerations Regarding Recommendation

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Bond Committee Reports to Council

- Executive Committee of Bond Committee Gives Presentation of Recommendations to Council
- Council Discussion Regarding Recommendations
  - City Council Sets Final Slate of Projects
- Council Directs Staff to Prepare for Calling of Bond Election

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Council Calls for Bond Election

- At Council's Direction, Staff Confers with Bond Counsel on Bond Proposition Language
- Structure of Election Ballot Propositions Developed by Bond Counsel
- Call for Bond Election Must Occur 60-Days Prior to Election

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Community & City Involvement Prior to Election

- Community Members
  - Serve on Bond Committee
  - Support bond initiatives by:
    - Developing Political Action Committees
    - Social and Traditional Media Campaigns
    - Presenting to Various Community Groups
- City Staff
  - Support and Present to Bond Committee
  - Provide Objective Information to Voters on Bond Proposal through:
    - Video Media
    - Printed Media
    - Digital Media
    - Community Presentations

Council Feedback & Direction

(End of Presentation)